



CITY OF CAMAS STAFF REPORT

To: Planning Commission
From: Robert Maul, Planning Manager
Date: January 27th, 2016
Proceeding Type: Public Hearing
Subject: Clearing and Grading Ordinance

Legislative History:

- Public Hearing: January 27th, 2016
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Background:

The Camas Municipal Code (CMC) currently has general provisions regarding ground disturbing activities tied to grading and construction. However, those provisions are scattered throughout the code in several different chapters and are tied to those respective sections and subsections. For example, Title 14 has a chapter for Erosion and Sediment Control, which is applicable to all site development within the city and does a good job on providing specific parameters on implementing erosion control measures. Titles 15 (Building and Construction), 16 (Environment), 17 (Land Development), and 18 (Zoning) all have various elements that touch on ground disturbing activities and mitigation, but there isn't anything that deals with specific grading only requests with great clarity. Staff's effort with this draft code section will be to centralize and consolidate regulatory framework and provisions in one chapter for all grading and clearing activities.

It is a relatively common practice in the development community to seek grading only permits to prep a site for anticipated construction activities. Those grading and clearing activities are still subject to all provisions of the CMC, but there is less clarity on how to best process and address those activities independent of the development review process. Many communities have a whole chapter dedicated to clearing and grading activities, which is what staff is proposing. It helps centralize and consolidate all development triggers, mitigation measures, and review criteria to not only help staff, but provide certainty for the development community as well.

The proposed code section would be added as a new chapter to Title 15 and would be administered by engineering and community development staff.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take testimony, deliberate and provide a recommendation to the Camas City Council.